McEwan Fraser Legal
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5 Ben Avon Drive

EAST CALDER, WEST LOTHIAN, EH53 0WE



EXCEPTIONAL FIVE-BEDROOM DETACHED VILLA



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McEwan Fraser Legal is delighted to present this exceptional five-bedroom detached villa, a Cala Homes Darroch design, situated within the highly regarded Mansfield Lea development in East Calder. Offering over 180m² of beautifully presented accommodation, the property combines generous proportions, a flexible, family-friendly layout, and an impressive specification enhanced beyond the builder's original finish. Presented in immaculate condition throughout, the house sits on an excellent plot on Ben Avon Drive, with a particularly wide, south-west-facing rear garden that enjoys sunshine for much of the day. With five bedrooms, three bathrooms, extensive living space and an integral garage, this is an outstanding family home in one of East Calder's most desirable modern developments.











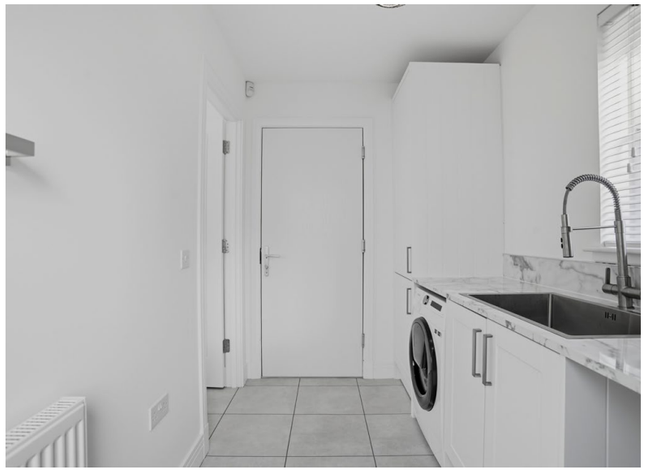
The front door opens into an entrance vestibule, which leads through to a welcoming central hallway. Attractive tiled flooring extends through the hallway and into the impressive dining kitchen, creating continuity between the principal ground-floor spaces. The hallway also provides access to a conveniently positioned WC and the staircase leading to the first-floor accommodation.

The living room is a bright, generously proportioned space that offers considerable flexibility in terms of furniture placement and layout. Neutral décor and comfortable carpeting create an inviting environment, while the room's excellent proportions allow for a variety of seating arrangements. Whether used as a formal sitting room, a comfortable family lounge or a combination of the two, this is a wonderfully versatile space that complements the more informal living accommodation to the rear of the house.



"...the magnificent open-plan dining kitchen, which provides an exceptional space for modern family life and entertaining..."









Undoubtedly one of the property's most impressive features is the magnificent open-plan dining kitchen, which provides an exceptional space for modern family life and entertaining. The sheer scale of the room allows for a substantial dining table alongside a comfortable seating area, with ample space for a corner sofa without compromising the kitchen's practicality. An extensive range of contemporary fitted units provides excellent storage, complemented by elegant quartz work surfaces and a comprehensive selection of high-specification integrated appliances. The quality of the finishes reflects the considerable attention paid to upgrading the property beyond its original specification.

The kitchen's connection with the rear garden is another particularly attractive feature. Wide bi-fold doors open directly onto the south-west-facing garden, letting natural light flood the room and creating a wonderful connection between the indoor and outdoor living spaces. During warmer months, the doors can be opened to make the most of the garden's sunny aspect, providing an ideal setting for family gatherings, entertaining or simply enjoying the afternoon and evening sunshine. An adjoining utility room provides a dedicated space for laundry and additional household tasks, helping to keep the main kitchen free from everyday clutter.









The first-floor accommodation is equally impressive, with five well-proportioned bedrooms arranged around a central landing, together with a beautifully presented family bathroom.

The principal bedroom is a particularly generous double room, offering ample space for a large bed and additional bedroom furniture. Integrated wardrobes provide excellent storage without compromising the available floor space, while a stylish en-suite shower room adds a welcome touch of luxury and convenience.











The second bedroom is another excellent double, benefiting from its own en-suite shower room. This arrangement is particularly attractive for larger families, visiting relatives, or older children seeking greater independence, and it provides a level of flexibility not always available in modern family homes.

Bedrooms three and four are both comfortable double rooms, each benefiting from integrated wardrobe storage. Their generous proportions make them ideal for family use, with plenty of flexibility to accommodate different furniture arrangements and changing requirements over time.





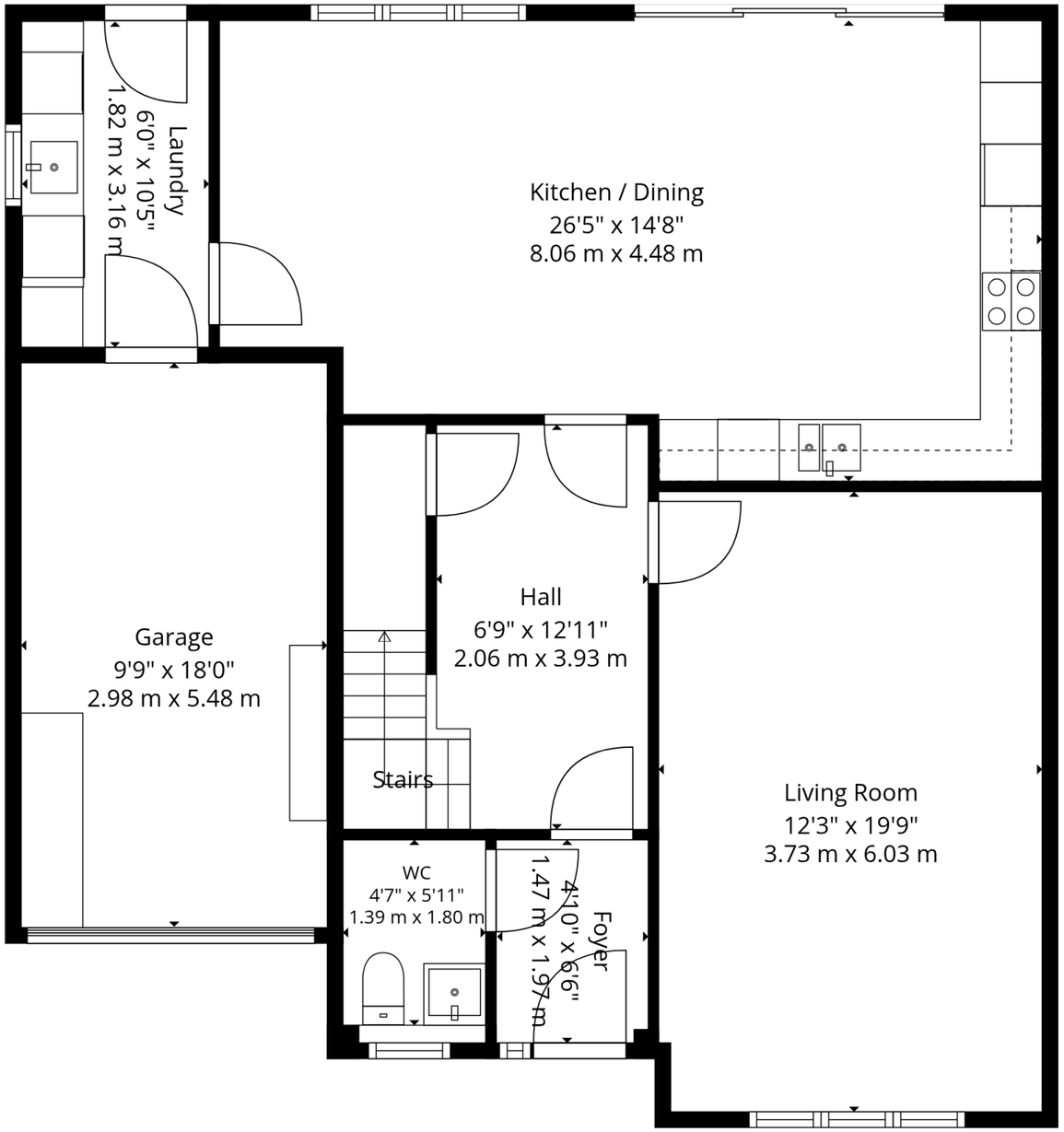


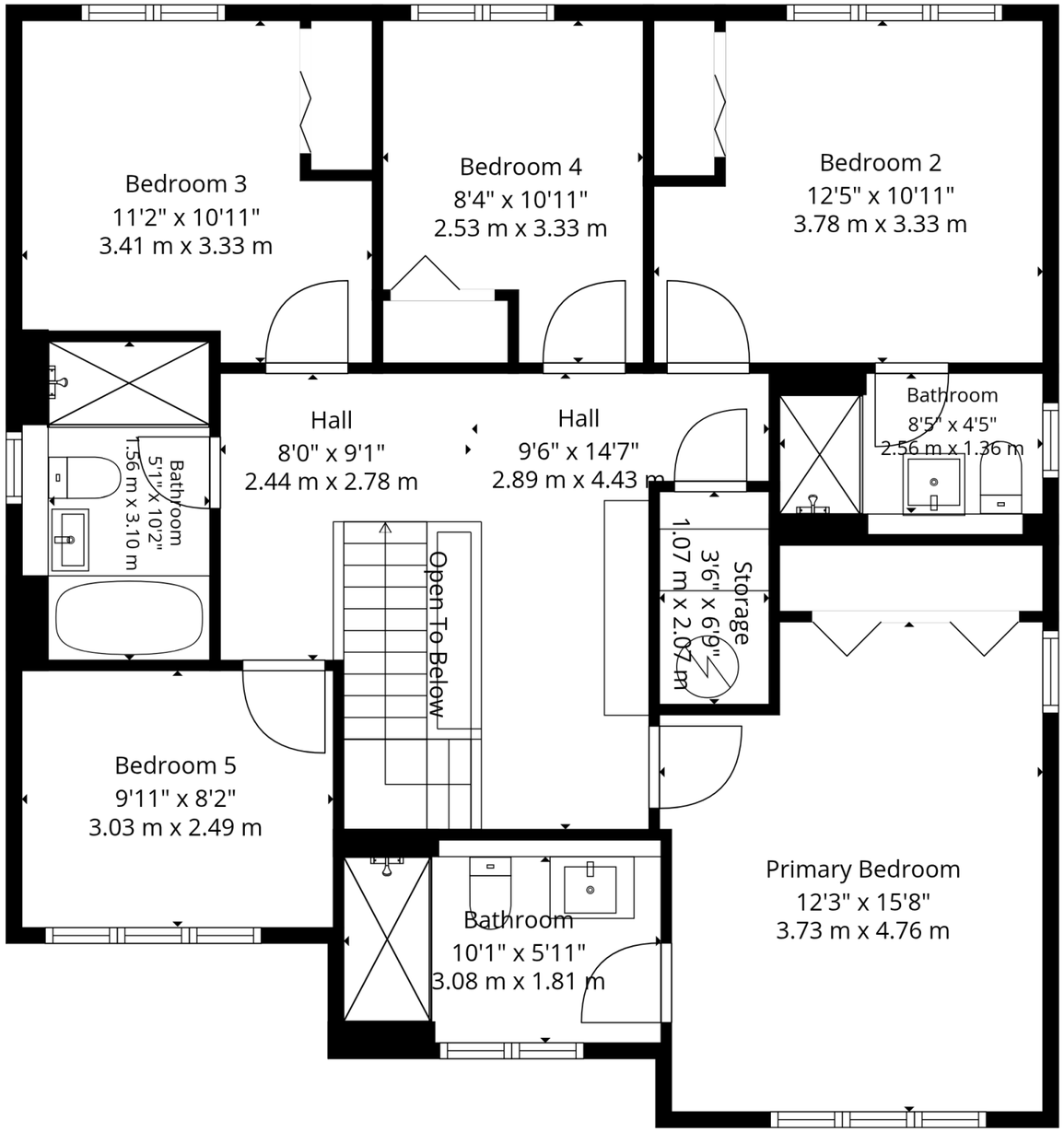


The fifth bedroom is a smaller double room that provides further versatility. While perfectly suitable as an additional bedroom or guest accommodation, it would also make an excellent dedicated home office, study or hobby room, particularly appealing to those who work from home.

Completing the first-floor accommodation is the family bathroom, which is finished with partial wall tiling and a contemporary white suite. A separate shower enclosure provides additional convenience, making the room particularly practical for busy family life.

Further benefits include gas central heating, double glazing and solar panels, contributing to the property's comfort and energy efficiency.





Gross internal floor area (m²): 181m²
EPC Rating: B









Externally, the property enjoys an excellent position within the development and occupies a particularly appealing plot. To the front, a neatly maintained garden provides an attractive approach to the house, while a driveway offers convenient off-street parking and leads to the integral garage.

The enclosed rear garden is a genuine highlight and a key differentiator from many comparable modern properties. Considerably wider than average, it offers excellent outdoor space and benefits from a highly desirable south-westerly aspect, ensuring plenty of sunshine throughout the afternoon and into the evening. Largely laid to lawn, the garden provides a wonderful environment for children to play, outdoor dining and entertaining, while its generous width offers considerable flexibility for different uses and garden furniture arrangements. The combination of its size, orientation and direct access from the dining kitchen makes this a particularly attractive feature of the home.

Combining the impressive proportions of Cala's Darroch design with an upgraded interior specification, immaculate presentation and an outstanding garden plot, this is a superb example of a modern five-bedroom family home. With extensive accommodation, flexible living spaces, and an enviable position within Mansfield Lea, this is an exceptional opportunity for buyers seeking a substantial, high-quality property in the popular village of East Calder.









Ben Avon Drive forms part of Cala Homes' attractive Mansefield Lea development in East Calder, a popular and well-established village in West Lothian.
The development offers an appealing residential setting, combining the benefits of a modern neighbourhood with easy access to the village's established amenities, excellent recreational opportunities and convenient transport connections.
East Calder has become increasingly popular with families and professionals seeking a balance between village life and accessibility to Edinburgh, Livingston and the wider Central Belt.

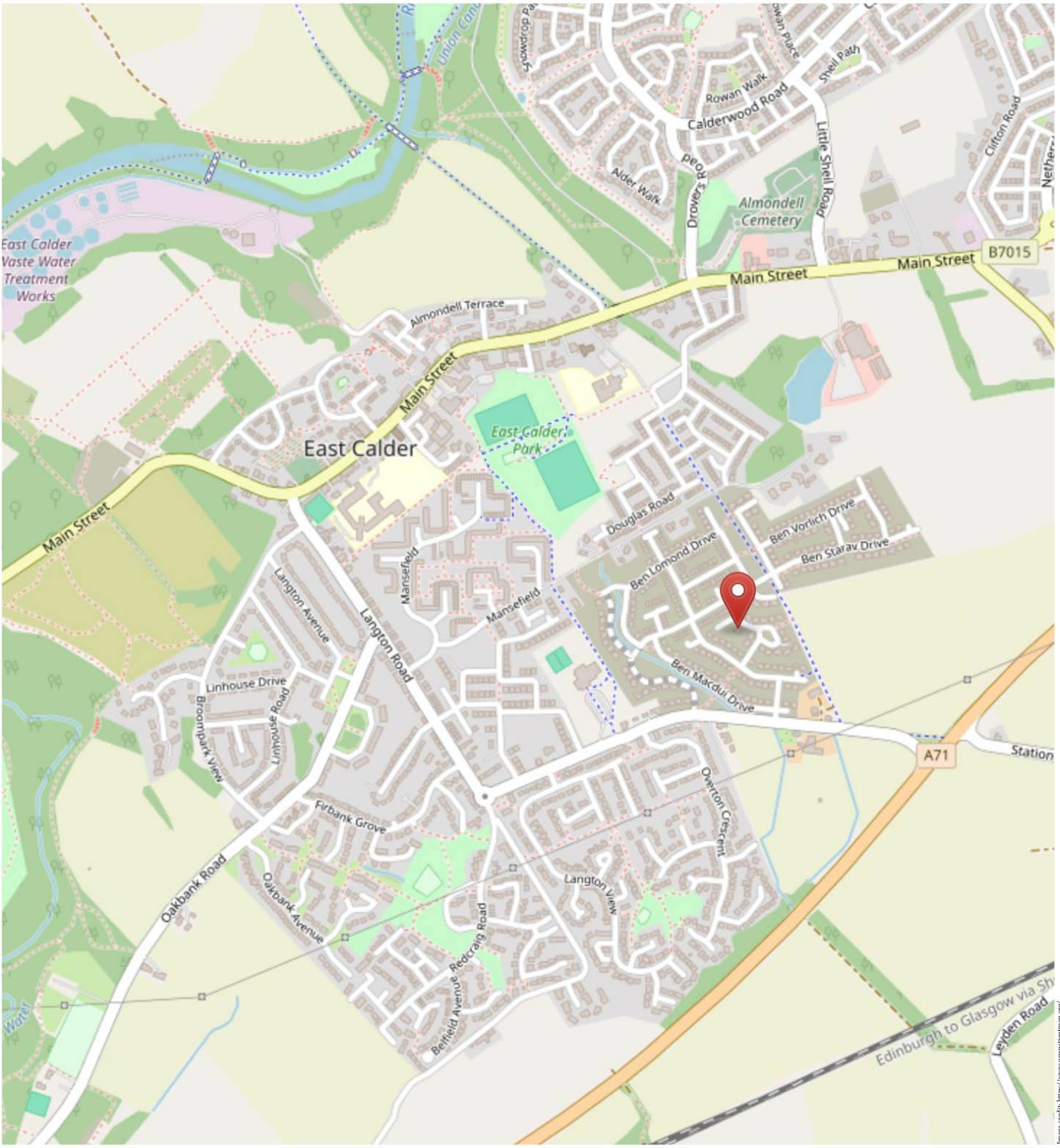
East Calder itself offers a good range of everyday amenities, with local shops, convenience stores and other services available along Main Street. The village also benefits from local primary schooling, nursery provision and community facilities, while a wider selection of shopping, dining and leisure opportunities can be found in nearby Livingston. The Almondvale shopping district, including The Centre and Livingston Designer Outlet, provides an extensive range of high-street retailers, restaurants and entertainment facilities.



One of the area's greatest attractions is its proximity to Almondell and Calderwood Country Park, a beautiful expanse of woodland, riverside walks and open countryside. The park provides an excellent setting for walking, running, cycling and family outings, with an extensive network of paths to explore throughout the year. The surrounding countryside also offers numerous opportunities for outdoor recreation, while nearby Xcite leisure facilities provide additional options for fitness, swimming and organised sports.

For commuters, East Calder is particularly well positioned. The village enjoys convenient road connections to Edinburgh, Livingston and the wider motorway network, with the M8 and M9 providing access across central Scotland. Nearby Kirknewton and Uphall railway stations offer services towards Edinburgh and Glasgow, while local bus routes provide connections to neighbouring communities and the capital. Edinburgh Airport is also within easy reach, making the location attractive to those who travel regularly for business or leisure.

Combining the quality and appeal of a modern Cala Homes development with the established character of East Calder, Ben Avon Drive offers an excellent location for families, professionals and anyone looking to enjoy a quieter residential environment without sacrificing the convenience of city living.



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